

Land Use Recommendations

Purpose: Strategy	Priority Dots Green: High Yellow: Medium Red: Low	Timeframe Dots Green: 1-3 years Yellow: 4-7 years Red: 8+ years
<i>Plan for and preserve town character:</i> Draft a Town Character Statement (with images and text) to document desired physical characteristics.		
<i>Assure new development is consistent with desired town character:</i> Create a Design Review Board that is advisory to the Planning and Zoning Boards.		
<i>Increase Town boards/committees communication and efficiency:</i> Institute an annual all-boards and committees workshop; Develop a follow-up tracking mechanism for resulting ideas/projects.		
<i>Actively manage Town lands:</i> Develop a framework for assessing Town-owned land for highest and best use, including resource protection, housing, public facilities, and economic development, or to save for future needs.		
<i>Incorporate resiliency and prepare for climate change:</i> Review and update Town strategies, policies, zoning and general bylaws and capital plans for clarity, climate resiliency and climate change improvements on a five year basis to coincide with the renewal of the Town's federally mandated natural hazard mitigation planning process.		
<i>Add revenue, service, and housing options:</i> Create a Planned Development Overlay District in the LCD to accommodate a greater diversity and density of commercial development, assisted living, housing, public facilities and other needs.		
<i>Add revenue and strengthen connection to harbor:</i> Assess the potential for relocating the Wastewater Treatment Facility from its current location at the end of its useful life to allow for redevelopment that focuses on harbor uses and needs.		

Housing Recommendations

Purpose: Strategy	Priority Dots Green: High Yellow: Medium Red: Low	Timeframe Dots Green: 1-3 years Yellow: 4-7 years Red: 8+ years
<i>Assess benefits of increased density in select locations:</i> Identify potential location for a 4OR/4OS District to increase housing density through local actions and receive state funds for increasing housing.		
<i>Allow for more diversity in housing types:</i> Review allowed uses in established residential zones to determine if they allow for the housing types needed.		
<i>Increase incentives for and flexibility of cluster-type developments:</i> Examine Open Space Planning zoning and consider updating parcel size, allowing a diversity of housing types, adding open space and housing bonuses.		
<i>Simplify zoning:</i> Similar to Open Space Planning, examine the Planned Residential District to see if this still fits the Town's needs.		
<i>Allow more accessory units:</i> Modify the Accessory Dwelling Unit Bylaw by decreasing the minimum lot size required and reducing the amount of off-street parking required.		
<i>Create housing in existing accessory structures:</i> Update zoning to allow conversion of garage, stable, or other detached structure into an accessory residential unit.		
<i>Increase residential uses downtown:</i> Update zoning to allow more housing variety and density in the General District by right or Special Permit, to encourage more housing downtown to support businesses, increase walkability and increase housing diversity.		
<i>Increase residential uses downtown:</i> Create a new Downtown Mixed Use Overlay District with accompanying design guidelines and regulation.		
<i>Increase downtown area:</i> Study potential impacts of expanding the area within the General District to create more opportunities for residential mixed-use in the downtown area.		

Economic Development Recommendations

Purpose: Strategy	Priority Dots Green: High Yellow: Medium Red: Low	Timeframe Dots Green: 1-3 years Yellow: 4-7 years Red: 8+ years
<p><i>Strengthen downtown businesses:</i> Actively support the development and operation of a Business Group to foster long-term stability and growth for Downtown businesses.</p>		
<p><i>Improve downtown circulation and mobility:</i> Find new and innovative ways to alleviate parking restraints and encourage other forms of transportation, such as a pedestrian connection from Town Hall parking lot to Beach Street.</p>		
<p><i>Improve downtown circulation and mobility:</i> Find new and innovative ways to alleviate parking restraints and encourage other forms of transportation, such as a parking garage in the Commuter Rail parking lot.</p>		
<p><i>Improve downtown circulation and mobility:</i> Find new and innovative ways to alleviate parking restraints and encourage other forms of transportation, such Transportation Management Strategies like shared parking, paid parking, and others.</p>		
<p><i>Add revenue, service, and housing options downtown:</i> Revise zoning Downtown to generate more commercial and residential opportunities such as residential over retail.</p>		
<p><i>Add revenue, service, and housing options downtown:</i> Revise zoning Downtown to generate more commercial and residential opportunities such as a boutique hotel.</p>		
<p><i>Add revenue, service, and housing options in LCD:</i> Revise zoning in Limited Commercial District to allow more commercial and residential opportunities such as Residential Care & Assisted Living Facilities.</p>		
<p><i>Add revenue, service, and housing options in LCD:</i> Revise zoning in Limited Commercial District to allow more commercial and residential opportunities such as a hotel.</p>		

Economic Development Recommendations

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<p><i>Add revenue, service, and housing options in LCD:</i> Revise zoning in Limited Commercial District to allow more commercial and residential opportunities such as community housing.</p>		
<p><i>Increase connectivity from LCD to downtown:</i> Work with businesses to support transportation services between the Limited Commercial District and Downtown, such as a bus trolley system or a region-wide shuttle service.</p>		
<p><i>Add revenue and preserve character:</i> Consider a Great Estates-type bylaw that would allow the conversion of large estates for commercial, institutional and residential uses.</p>		
<p><i>Strengthen harbor and maritime industries:</i> Work with state and regional education and economic development agencies to assess the feasibility of a marine aquaculture industry.</p>		
<p><i>Strengthen harbor and maritime industries:</i> Work with state and regional education and economic development agencies to assess the feasibility of marine educational programs/facilities.</p>		
<p><i>Strengthen harbor and maritime industries:</i> Work with state and regional education and economic development agencies to assess the feasibility of recreation programs/facilities.</p>		
<p><i>Improve safety and support harbor activities:</i> Assess the potential for a Harbormaster facility at Reed Park or another waterfront location.</p>		
<p><i>Improve public waterfront access:</i> Seek opportunities to create more public access to the harbor including a harborwalk.</p>		

Coming Next

VISIONING	Completed to Date	Master Plan Committee (“MPC”)	Formed March 2, 2015
		MPC organizational meetings	Began April 2015
		Board, Committee, and Department stakeholder interviews	February – April 2016
		Community Visioning	July – September 2016
		Community Forum – Visioning Open House	September 26, 2016
		Final Community Vision Report	December 2016
ACTION PLAN	Completed to Date	Identify and evaluate land use options through work groups and community forums	January – June 2017
		Preferred Land Use Options	September 2017
		Draft Recommendations and Action Plan through work groups and community forums	October – November 2017
	Coming Next	Community Forum – Land Use, Housing, Economic Development	December 5, 2017
		Consolidate recommendations from previous studies/plans	January – March 2018
		Community Forum – Consolidated Master Plan	April 2018

Recommendations for Further Review

Transportation & Circulation

- Develop pedestrian connection from Town Hall parking to downtown
- Implement Complete Streets Plan, update as needed
- Undertake professional Parking Study: inventory, assessment, options, recommendations
- Develop sidewalk improvement plan
- Develop schedule for annual traffic counts

Public Facilities & Services

- Assess Town-owned compost site on School Street for combined Public Safety Facility, DPW facilities
- Evaluate Shared Services opportunities
- Assess feasibility of sharing MassDOT site on Pine Street for compatible DPW Operations
- Maximize public benefits of landfill site on Upper Pine: compost facility, photovoltaics

Natural & Historic Resources

- Continue evaluation and improvement of Sawmill Brook to reduce flooding, improve natural processes, resources and public access
- Protect town-owned land with highest resource value
- Identify lands that need better management and create plans to address
- Consider hosting an annual workshop for local and regional natural resource based organizations to explore opportunities for cooperative programs, management activities etc.
- Support re-use options for estates to ensure community character can be preserved

Open Space & Recreation

- Support creation of additional playing fields
- Develop in-town walking paths
- Create a five year improvement plan for parks and open spaces and update annually
- Promote the use and improvement of waterfront resources